

UPTOWN NEWPORT

The Shopoff
GROUP
REAL ESTATE INVESTMENT CAPITAL
DRA • ADVISORS LLC

APPLICANT PRESENTATION - PART 1
PLANNING COMMISSION STUDY SESSION - 10-04-2012
PA2011-134



GENERAL PLAN



- ❖ In 2006 the Newport Beach residents adopted a General Plan providing a mixed use residential community for the airport area.
- ❖ *The community recognized the Airport Area had an urban character different from other Newport Beach neighborhoods.*

Airport Area General Plan Policy Overview:

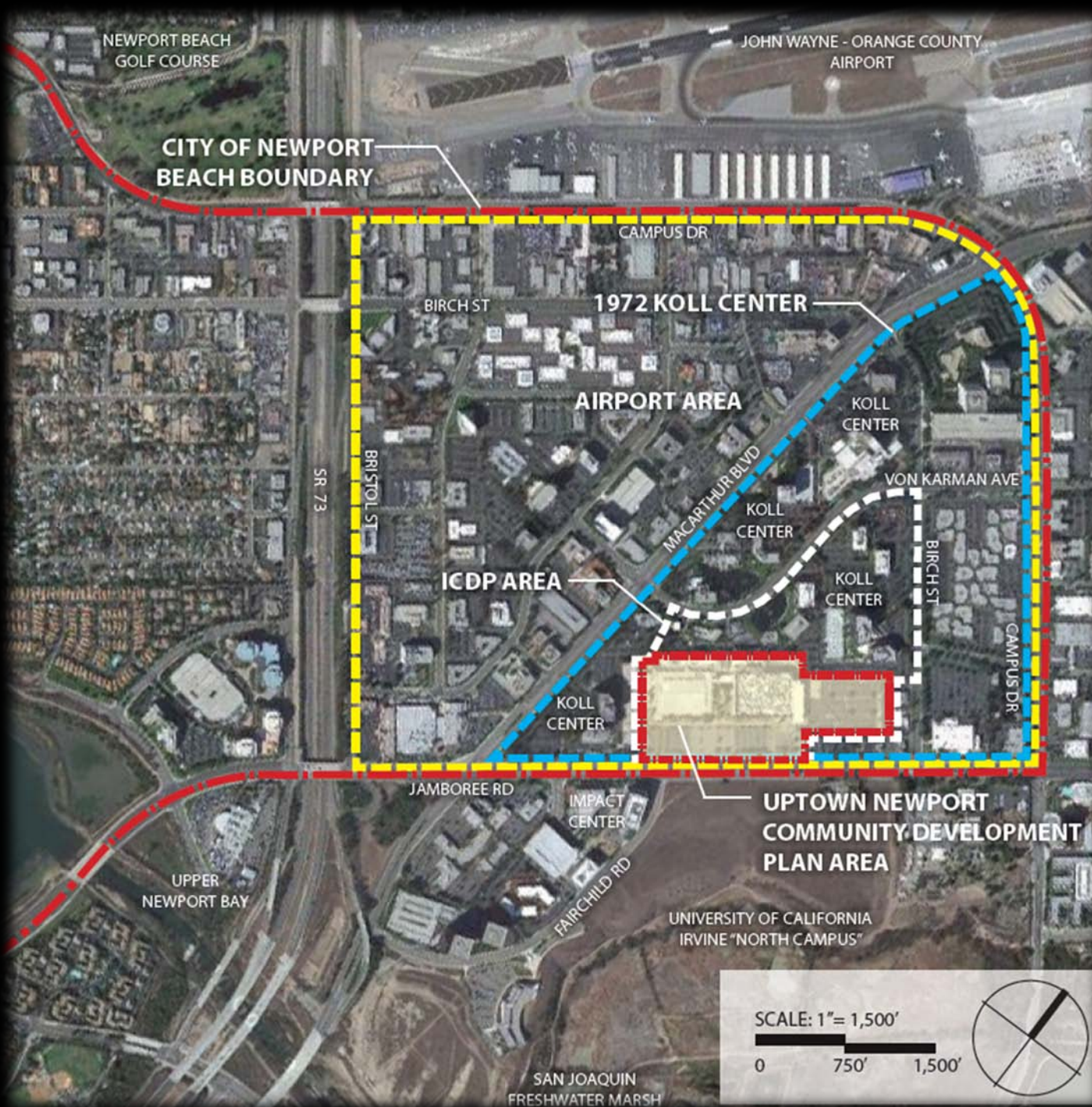
- ❖ *Develop clusters of residential villages centering on neighborhood parks and interconnected with pedestrian walkways.*
- ❖ *Contain a mix of housing types and buildings that integrate housing with ground-level convenience retail uses.*

GENERAL PLAN



The General plan allocated 2,200 residential units within the Airport Area:

- ❖ *550 new/additive units*
- ❖ *1,650 replacement units from conversion of commercial and industrial uses*
- ❖ *Traffic neutral*



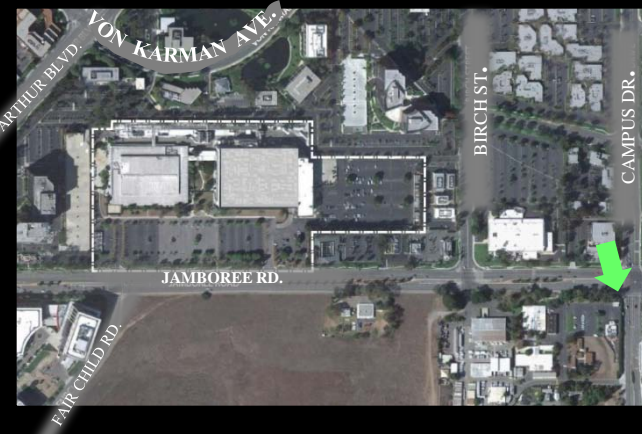
**Airport Area and the
Uptown Newport
Planned Community
Development Area**

AERIAL MAP EXISTING CONDITIONS



URBAN SETTING





ICDP



Integrated Conceptual Development Plan

- Adopted in December 2012
- Allocated 260 units to Koll site and 1,244 units to the Uptown Newport site.
- Allocated 11,500 SF of retail to Uptown Newport site.
- Provides the framework for development

ICDP Unit Allocation Summary

	Additive	Replacement	Density Bonus	Total
Koll Site	260			260
Conexant Site*	290	632	322	1,244
Totals	550	632	322	1,504

The Uptown Newport site was referred to as the Conexant site in the ICDP.
11,500 SF of retail also allocated to Uptown Newport.



ICDP



Proposed Residential Units

Replacement Units	632
Additive Units	<u>290</u>
Sub-Total Base Units:	922
Density Bonus @ 35%	322
<u>Total Units:</u>	<u>1,244</u>

Affordable Units – 20% of Total = 184 Units

ENTITLEMENT REQUEST



- ❖ *Implement* the goals of the 2006 General Plan
- ❖ *Implement the* Integrated Conceptual Development Plan

By Adopting:

- ❖ Environmental Impact Report
- ❖ Planned Community Development Plan
 - Design Guidelines
 - Phasing Plan
- ❖ Traffic Phasing Plan (TPO)
- ❖ Tentative Tract Map
- ❖ Development Agreement
- ❖ Affordable Housing Implementation Plan

THE VISION



- ❖ Uptown Newport will be a distinctive, vibrant, and interconnected residential mixed use village within the Airport Area.
- ❖ Centered on two neighborhood parks.



THE VISION



- ❖ Urban plazas, paseos, and streets that connect and activate public and private spaces.
- ❖ Variety of residential building types and housing opportunities.
- ❖ Ground-level retail shops for residents and visitors.



UPTOWN
NEWPORT
URBAN
LIFESTYLE

URBAN PLAZA

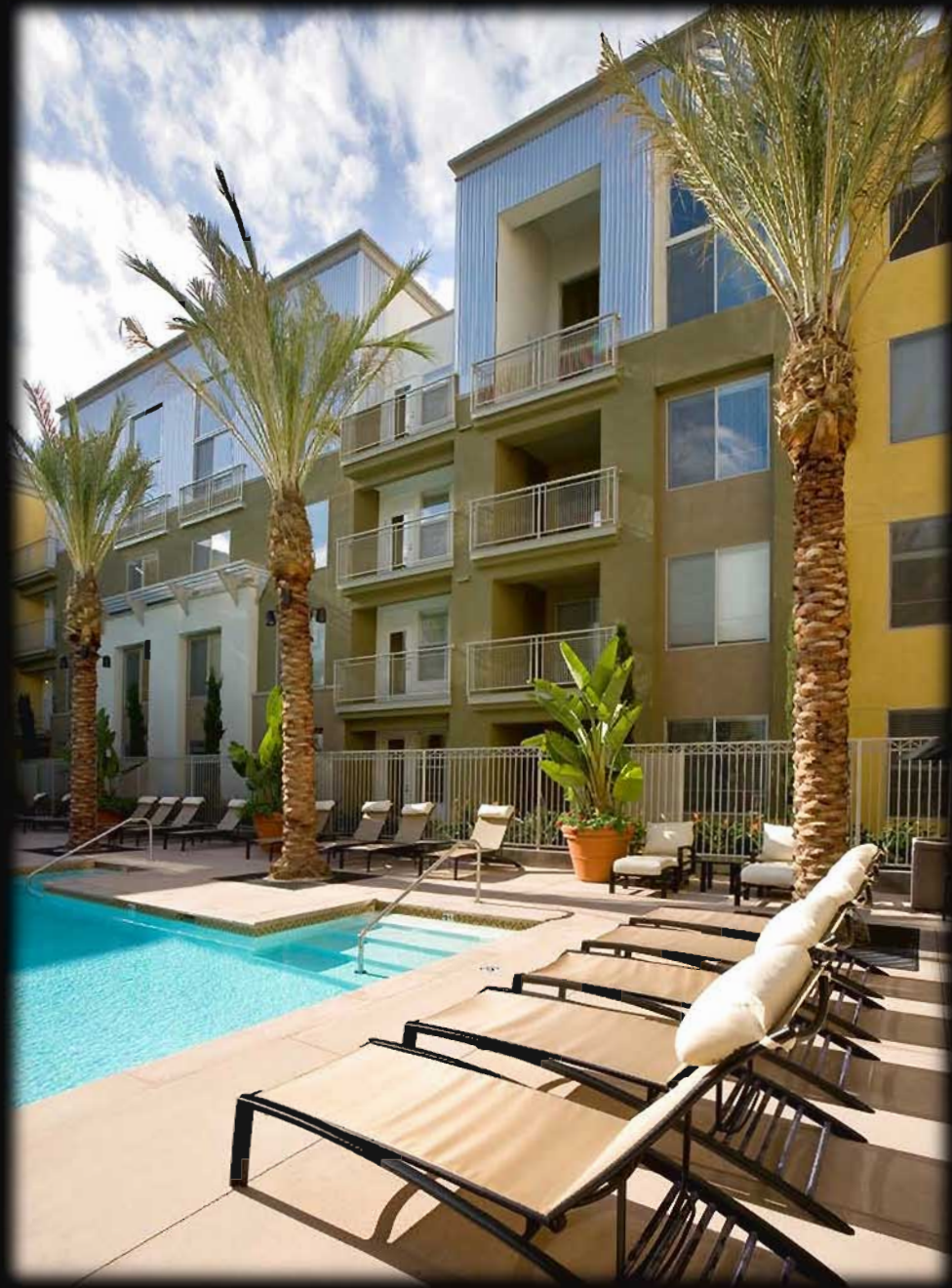






CLUB HOUSE











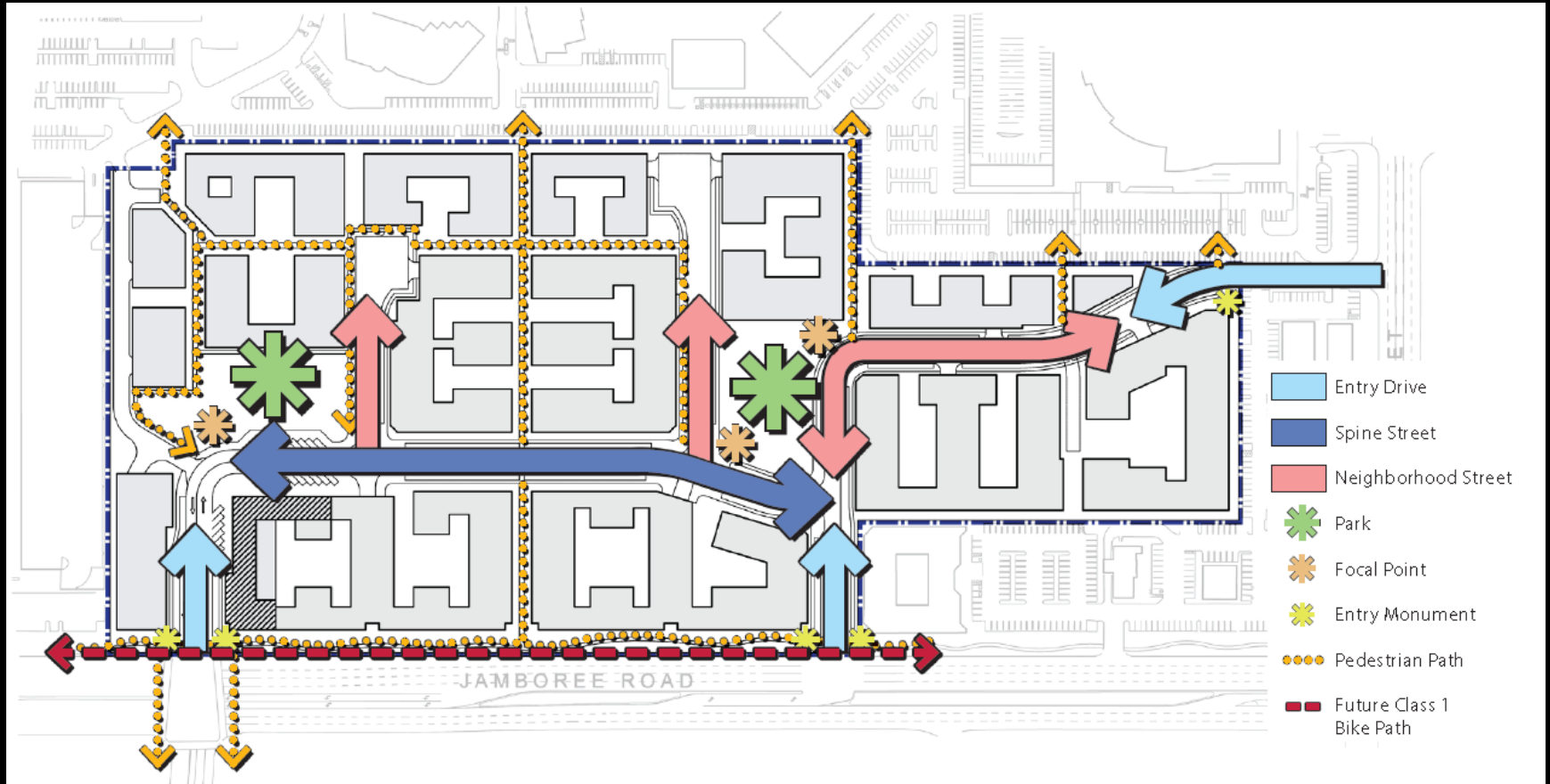


DESIGN GUIDELINES



- ❖ Site Planning
- ❖ Architectural Design
- ❖ Site Development & Infrastructure
- ❖ Landscape Design
- ❖ Signage

MASTER PLAN



ENTRY DRIVE



ENTRY DRIVE



URBAN PLAZA





URBAN PLAZA



DESIGN GUIDELINES



Architectural Design Guidelines

- ❖ Theme & Character
- ❖ Building Orientation & Massing
- ❖ Roofs / Windows / Patios / Balconies

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